

CITY OF ROCKLIN PLANNING COMMISSION

A G E N D A

June 6, 2006

6:30 P.M.

**Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road**

(www.ci.rocklin.ca.us)

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

COURT CHALLENGES

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

FURTHER INFORMATION

Any person in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Menth
Commissioner Weibert
Commissioner Shirhall

4. Minutes

May 2, 2006
May 16, 2006

- 5. Correspondence**
- 6. Citizens Addressing the Commission on Non Agenda Items**

SCHEDULED ITEMS:

- 7. STAYBRIDGE SUITES
CONDITIONAL USE PERMIT, U-2005-17
VARIANCE, V-2005-09
DESIGN REVIEW, DR-2005-31
THE SWAHN GROUP**

PUBLIC HEARING

This application is a request for approval of conditional use permit and design review entitlements to allow the construction of an approximately 98-unit hotel project on a 3.0-acre site in the Blue Oaks Town Center.

The subject property is located east of Highway 65 and north of Blue Oaks Boulevard. APN 487-010-019.

The property is zoned Planned Development Business Professional / Commercial / Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional / Commercial / Light Industrial (BP/COMM/LI).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Negative Declaration was adopted for the Blue Oaks Town Center project via City Council Resolution No. 2003-356, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is The Swahn Group. The property owner is Rocklin Retail, LLC.

Commission action: _____

**8. ANIMAL EYE CLINIC (EXPANSION)
CONDITIONAL USE PERMIT, U-2000-05A
LANA LINTON**

PUBLIC HEARING

This application is a request for approval of a modification to an existing conditional use permit entitlement (U-2000-05). The modification would allow the expansion of the existing specialty veterinary clinic use in the Rocklin Professional Center to occupy the entire building.

The subject property is generally located at the easterly corner of Pacific Street and Rocklin Road, 5175 Pacific Street. APN: 010-132-019.

The property is zoned General Retail Service Commercial (C-4). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Lana Linton.

Commission action: _____

**9. SUNSET WEST LOT 42 / MCDONALDS
DR-2002-09 - DESIGN COMPLIANCE**

Request to approve Design Compliance of the architectural revisions proposed for building 3 (McDonald's) of the Sunset West Parcel 42 shopping center.

The subject property is located at Park Drive and Sunset Boulevard. APN 365-010-014

Commission action: _____

**10. BLUE OAKS TOWNCENTER / TOWER FEATURE
DR-2003-02 - SUBSTANTIAL COMPLIANCE**

Request to approve Design Compliance of the architectural revisions proposed for the Shops3 buildings to replace the 60 foot high tower with a 33 foot high tower in Blue Oaks Towncenter.

The project is generally located at the northeast corner of the intersection of Lone Tree Boulevard and Blue Oaks Boulevard.

Commission action: _____

11. Discussion

12. Adjournment